



UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1 (b)

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SUN WEST MORTGAGE COMPANY, INC., A
CALIFORNIA CORPORATION
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Order Filed on February 5, 2020
by Clerk
U.S. Bankruptcy Court
District of New Jersey

In Re:

SIRAD D SUMMERLIN and NATASHA S
SUMMERLIN fka NATASHA SCARANNI

Debtor(s).

Case No.: 18-14374 MBK

Hearing Date:

Judge: Honorable Michael B. Kaplan

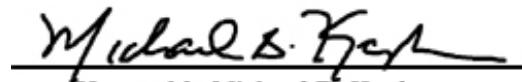
Chapter: 13

Recommended Local Form: Followed Modified

ORDER VACATING STAY

The relief set forth on the following page is hereby **ORDERED**.

DATED: February 5, 2020


Honorable Michael B. Kaplan
United States Bankruptcy Judge

Upon the motion of FEIN, SUCH, KAHN & SHEPARD, P.C.,
attorneys for the Secured Creditor, SUN WEST MORTGAGE COMPANY,
INC., A CALIFORNIA CORPORATION, under Bankruptcy Code section
362(d) for relief from the automatic stay as to certain property
as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is hereby vacated to permit
the movant to institute or resume and prosecute to conclusion one
or more action(s) in the court(s) of appropriate jurisdiction to
pursue the movant's rights in the following:

☒ Real property more fully described as:

13 RIDGE AVENUE, SAYREVILLE, NJ 08872-1929.

It is further ORDERED that the movant, its successors or
assignees, may proceed with its rights and remedies under the
terms of the subject mortgage and pursue its state court remedies
including, but not limited to, taking the property to sheriff's
sale, in addition to potentially pursuing other loss mitigation
alternatives, including, but not limited to, a loan modification,
short sale or deed-in-lieu foreclosure. Additionally, any
purchaser of the property at sheriff's sale (or purchaser's
assignee) may take any legal action for enforcement of its right
to possession of the property.

It is further ORDERED that the movant may join the debtor
and any trustee appointed in this case as defendants in its
action(s) irrespective of any conversion to any other chapter of
the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee
and any other party who entered an appearance on the motion.

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
District of New JerseyIn re:
Sirad D Summerlin
Natasha S Summerlin
DebtorsCase No. 18-14374-MBK
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 1

Date Rcvd: Feb 05, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 07, 2020.

db/jdb +Sirad D Summerlin, Natasha S Summerlin, 13 Ridge Avenue, Sayreville, NJ 08872-1929

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Feb 07, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 5, 2020 at the address(es) listed below:

Albert Russo docs@russotrustee.com
 Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com
 Denise E. Carlon on behalf of Creditor Toyota Motor Credit Corporation
 dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com
 Jill Manzo on behalf of Creditor SUN WEST MORTGAGE COMPANY, INC., A CALIFORNIA CORPORATION
 bankruptcy@feinsuch.com
 Jill Manzo on behalf of Creditor SUN WEST MORTGAGE COMPANY, INC. bankruptcy@feinsuch.com
 Joseph Andrew Kutschman, III on behalf of Creditor Three Pence Brooke Condominium Association, Inc.
 jkutschman@cutolobarros.com
 Justin M Gillman on behalf of Debtor Sirad D Summerlin ecf@gbclawgroup.com,
 R47252@notify.bestcase.com,e4eaf5f23@maildrop.clio.com
 Justin M Gillman on behalf of Joint Debtor Natasha S Summerlin ecf@gbclawgroup.com,
 R47252@notify.bestcase.com,e4eaf5f23@maildrop.clio.com
 Kevin Gordon McDonald on behalf of Creditor Toyota Motor Credit Corporation
 kmcdonald@kmllawgroup.com, bkgroup@kmllawgroup.com
 R. A. Lebron on behalf of Creditor SUN WEST MORTGAGE COMPANY, INC., A CALIFORNIA CORPORATION
 bankruptcy@feinsuch.com
 Rebecca Ann Solarz on behalf of Creditor Toyota Lease Trust rsolarz@kmllawgroup.com
 U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov
 William M.E. Powers on behalf of Creditor CitiMortgage, Inc. ecf@powerskirk.com
 William M.E. Powers, III on behalf of Creditor CitiMortgage, Inc. ecf@powerskirk.com
 TOTAL: 14